

2013 Gibson County Property Tax Report with Comparison to 2012

Legislative Services Agency

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This report describes property tax changes in Gibson County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Gibson County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	5.0%	\$38,490,568	\$1,889,067,126	4.6%
Change		5.2%	2.7%	
2012	6.5%	\$36,584,776	\$1,839,443,529	3.0%

Comparable Homestead Property Tax Changes in Gibson County

The total tax bill for all taxpayers in Gibson County increased by 5.0% in 2013. The main reason was a 5.2% increase in the levy. In this reassessment year, net assessed value rose by 2.7% in Gibson County. Since the levy increase was greater than the assessed value increase, tax rates rose and this increased tax caps as a share of the levy to 4.6% in 2013 from 3.0% in 2012.

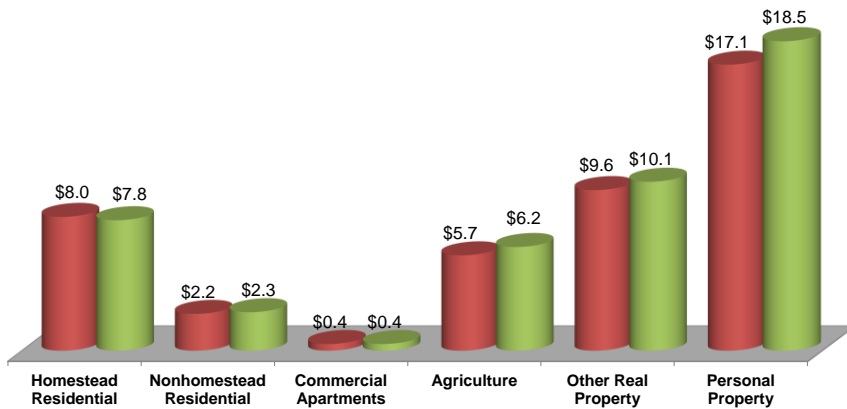
Gibson County homeowners experienced a 3.0% decrease in property tax bills in 2013, despite an increase in the average property tax rate. Rates in several larger tax districts decreased, however, and the net assessed value of homesteads also decreased. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	4,708	47.6%
No Change	497	5.0%
Lower Tax Bill	4,682	47.4%
Average Change in Tax Bill	-3.0%	
Detailed Change in Tax Bill		
20% or More	1,490	15.1%
10% to 19%	1,225	12.4%
1% to 9%	1,993	20.2%
-1% to 1%	497	5.0%
-1% to -9%	2,136	21.6%
-10% to -19%	1,418	14.3%
-20% or More	1,128	11.4%
Total	9,887	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$43.0 ■ 2013 - Total \$45.3



In Gibson County most net property taxes were paid by business (other real and personal) property owners in 2013. Total net property taxes increased 5.0%, more than the average 2.1% increase statewide. Personal property saw the biggest increase, while homestead net taxes decreased by the largest percentage.

Property tax rates decreased in 11 of 20 Gibson County tax districts in 2013, while the average tax rate rose by 2.4%. The increase in the levy more than offset an increase in net assessed value. Statewide, the average tax rate increased by 4.2%.

compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Gibson County are included in a later table.

The total levies of all government units in Gibson County increased by 5.2%,

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$1,046,757,800	\$1,046,564,900	0.0%	\$405,335,932	\$401,666,762	-0.9%
Other Residential	136,815,600	139,203,200	1.7%	135,738,336	138,269,880	1.9%
Ag Business/Land	339,736,000	377,100,300	11.0%	337,097,292	374,065,986	11.0%
Business Real/Personal	1,527,134,356	1,495,762,904	-2.1%	1,342,456,539	1,367,024,837	1.8%
Total	\$3,050,443,756	\$3,058,631,304	0.3%	\$2,220,628,099	\$2,281,027,465	2.7%

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Gibson County's total billed net assessed value increased by 2.7% in 2013. Increases in agricultural and business assessments were the main reason. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$294,178	\$331,219	\$37,041	12.6%
2%	913,607	1,271,482	357,874	39.2%
3%	75,338	498,398	423,059	561.5%
Elderly	44,295	47,056	2,761	6.2%
Total	\$1,327,418	\$2,148,154	\$820,736	61.8%
% of Levy	3.0%	4.6%		

Total tax cap credits in Gibson County were \$2.1 million, which was 4.6% of the levy. This was less than the state average of 10.9%, but near the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Gibson County's average tax rate was near the median rate statewide. Most

of the tax cap credits in Gibson County were in the 2% nonhomestead residential/farmland category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Gibson County increased \$820,736 between 2012 and 2013. Credits as a share of the total levy rose from 3.0% in 2012 to 4.6% in 2013.

Gibson County Levy Comparison by Taxing Unit

Taxing Unit	2009	2010	2011	2012	2013	% Change			
						2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
County Total	33,066,086	35,994,043	34,913,793	36,584,776	38,490,568	8.9%	-3.0%	4.8%	5.2%
Gibson County	9,545,732	9,956,172	10,257,541	10,587,837	10,881,027	4.3%	3.0%	3.2%	2.8%
Barton Township	52,054	53,286	55,540	57,337	39,284	2.4%	4.2%	3.2%	-31.5%
Center Township	27,551	31,493	32,264	33,451	34,352	14.3%	2.4%	3.7%	2.7%
Columbia Township	94,739	98,027	100,839	104,039	106,937	3.5%	2.9%	3.2%	2.8%
Johnson Township	27,209	27,631	28,926	29,935	19,459	1.6%	4.7%	3.5%	-35.0%
Montgomery Township	75,548	78,755	81,169	83,003	84,263	4.2%	3.1%	2.3%	1.5%
Patoka Township	2,647,986	2,749,882	207,004	103,385	102,687	3.8%	-92.5%	-50.1%	-0.7%
Union Township	173,069	179,678	184,508	189,389	194,805	3.8%	2.7%	2.6%	2.9%
Wabash Township	32,593	32,227	33,338	34,958	35,254	-1.1%	3.4%	4.9%	0.8%
Washington Township	24,542	25,003	26,118	26,889	27,654	1.9%	4.5%	3.0%	2.8%
White River Township	56,597	59,216	61,020	62,885	64,444	4.6%	3.0%	3.1%	2.5%
Princeton Civil City	2,278,151	2,238,082	2,861,609	4,114,058	5,193,971	-1.8%	27.9%	43.8%	26.2%
Oakland City Civil City	420,160	441,600	436,695	460,149	469,838	5.1%	-1.1%	5.4%	2.1%
Fort Branch Civil Town	233,177	251,336	265,797	281,681	289,194	7.8%	5.8%	6.0%	2.7%
Francisco Civil Town	42,726	44,739	45,933	47,367	48,698	4.7%	2.7%	3.1%	2.8%
Haubstadt Civil Town	569,430	580,675	333,346	625,469	643,821	2.0%	-42.6%	87.6%	2.9%
Hazelton Civil Town	14,539	15,300	15,262	16,199	16,654	5.2%	-0.2%	6.1%	2.8%
Mackey Civil Town	10,800	11,211	11,508	11,871	12,203	3.8%	2.6%	3.2%	2.8%
Owensville Civil Town	319,991	340,133	360,320	371,000	381,447	6.3%	5.9%	3.0%	2.8%
Patoka Civil Town	22,940	23,385	23,456	25,201	25,903	1.9%	0.3%	7.4%	2.8%
Somerville Civil Town	1,603	1,665	1,709	1,762	1,811	3.9%	2.6%	3.1%	2.8%
East Gibson School Corp	2,169,560	2,375,350	2,365,837	2,024,283	2,272,545	9.5%	-0.4%	-14.4%	12.3%
North Gibson School Corp	4,809,943	7,019,173	7,573,500	7,973,489	9,329,618	45.9%	7.9%	5.3%	17.0%
South Gibson School Corp	6,953,509	6,938,652	6,984,956	6,677,929	5,495,786	-0.2%	0.7%	-4.4%	-17.7%
Oakland City-Columbia Township Pub Library	126,999	131,769	135,246	139,451	143,355	3.8%	2.6%	3.1%	2.8%
Owensville Carnegie Library	232,313	111,745	181,588	182,014	192,726	-51.9%	62.5%	0.2%	5.9%
Fort Branch-Johnson Township Library	297,114	304,382	316,531	326,455	335,591	2.4%	4.0%	3.1%	2.8%
Princeton-Patoka Township Public Library	466,452	486,211	500,036	515,601	529,754	4.2%	2.8%	3.1%	2.7%
Owensville-Montgomery Township Fire	305,372	319,021	328,526	339,073	348,154	4.5%	3.0%	3.2%	2.7%
Gibson Co Solid Waste Management Dist	1,033,687	1,068,244	1,103,671	1,138,616	1,169,333	3.3%	3.3%	3.2%	2.7%
Gibson County Redevelopment Commission	0	0	0	0	0				

Gibson County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
Dist #	Taxing District	Tax Rate	COIT		CEDIT	CEDIT	LOIT	LOIT	Net Tax Rate, Homesteads
			LOIT PTRC	Homestead	Homestead	Residential	Homestead	Residential	
26001	Barton Township	1.5526	--	--	--	--	--	--	1.5526
26002	Mackey Town	2.2712	--	--	--	--	--	--	2.2712
26003	Somerville Town	1.5796	--	--	--	--	--	--	1.5796
26004	Center Township	1.5421	--	--	--	--	--	--	1.5421
26005	Francisco Town	2.2488	--	--	--	--	--	--	2.2488
26006	Columbia Township	1.7618	--	--	--	--	--	--	1.7618
26007	Oakland City	3.0571	--	--	--	--	--	--	3.0571
26009	Haubstadt Town	2.1698	--	--	--	--	--	--	2.1698
26017	Washington Township	1.8780	--	--	--	--	--	--	1.8780
26018	White River Township	1.9419	--	--	--	--	--	--	1.9419
26019	Hazelton Town	2.4999	--	--	--	--	--	--	2.4999
26020	Patoka Town	2.1094	--	--	--	--	--	--	2.1094
26021	Montgomery Township	1.4562	--	--	--	--	--	--	1.4562
26022	Owensville Town	3.1876	--	--	--	--	--	--	3.1876
26023	Wabash Township	1.4537	--	--	--	--	--	--	1.4537
26024	Johnson Township	1.5905	--	--	--	--	--	--	1.5905
26025	Union Township	1.4998	--	--	--	--	--	--	1.4998
26026	Fort Branch Town	1.9672	--	--	--	--	--	--	1.9672
26027	Patoka Township	2.3222	--	--	--	--	--	--	2.3222
26028	Princeton City	3.4059	--	--	--	--	--	--	3.4059

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Gibson County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	331,219	1,271,482	498,398	47,056	2,148,154	38,490,568	5.6%
<i>TIF Total</i>	0	0	0	0	0	8,479,127	0.0%
<i>County Total</i>	331,219	1,271,482	498,398	47,056	2,148,154	46,969,695	4.6%
Gibson County	62,263	234,587	84,497	11,104	392,452	10,881,027	3.6%
Barton Township	0	19	0	55	74	39,284	0.2%
Center Township	0	40	0	27	67	34,352	0.2%
Columbia Township	237	2,904	110	256	3,506	106,937	3.3%
Johnson Township	68	59	0	12	139	19,459	0.7%
Montgomery Township	99	396	48	21	564	84,263	0.7%
Patoka Township	1,348	4,869	2,148	134	8,498	102,687	8.3%
Union Township	84	0	0	194	278	194,805	0.1%
Wabash Township	0	0	0	0	0	35,254	0.0%
Washington Township	17	0	0	34	50	27,654	0.2%
White River Township	148	165	0	58	371	64,444	0.6%
Princeton Civil City	111,036	402,372	212,263	8,124	733,796	5,193,971	14.1%
Oakland City Civil City	5,842	71,560	2,709	2,032	82,143	469,838	17.5%
Fort Branch Civil Town	345	0	0	760	1,105	289,194	0.4%
Francisco Civil Town	0	1,281	0	281	1,562	48,698	3.2%
Haubstadt Civil Town	5,336	4,696	0	881	10,913	643,821	1.7%
Hazelton Civil Town	0	1,085	0	28	1,113	16,654	6.7%
Mackey Civil Town	0	558	0	109	667	12,203	5.5%
Owensville Civil Town	8,981	35,983	4,368	1,051	50,383	381,447	13.2%
Patoka Civil Town	123	366	0	121	611	25,903	2.4%
Somerville Civil Town	0	0	0	29	29	1,811	1.6%
East Gibson School Corp	3,685	47,306	1,709	4,346	57,047	2,272,545	2.5%
North Gibson School Corp	107,679	385,191	168,175	12,102	673,147	9,329,618	7.2%
South Gibson School Corp	8,384	17,483	1,638	2,627	30,132	5,495,786	0.5%
Oakland City-Columbia Twp Pub Library	587	7,191	272	394	8,444	143,355	5.9%
Owensville Carnegie Library	212	848	103	45	1,208	192,726	0.6%
Fort Branch-Johnson Township Library	693	551	0	264	1,508	335,591	0.4%
Princeton-Patoka Township Public Library	6,953	25,121	11,079	690	43,843	529,754	8.3%
Owensville-Montgomery Township Fire	409	1,637	199	87	2,331	348,154	0.7%
Gibson Co Solid Waste Management Dist	6,691	25,210	9,081	1,193	42,175	1,169,333	3.6%
Gibson Co Redevelopment Commission	0	0	0	0	0	0	
TIF - Montgomery Township	0	0	0	0	0	3,097	0.0%
TIF - Union Township	0	0	0	0	0	0	
TIF - Patoka Township	0	0	0	0	0	8,476,030	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.